

SITE PLAN REVIEW AGENDA

Tuesday, September 19, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-09-17-18
Applicant: Peter Psyllos (The Distillery Restaurant, Inc.)
Address: [1092 Mount Hope Avenue](#), 25 May Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects abutting a site listed on the National Register of Historic Places.
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1 District.
Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SW and SE
Enforcement: No
SEQR: Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. Mount Hope Cemetery is in a National Register District.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-04-17-18
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three

family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; scheduled for 9-20-2017 ZBA

File #:

SP-38-16-17

Address:

[625 South Goodman Street](#)

Zoning District:

C-2

Description:

Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; requested additional information from applicant

File #:

SP-02-17-18

Address:

[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5

Zoning District:

CCD-B

Description:

Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017.

File #: **SP-35-16-17**
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan approval pending

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; waiting for applicant to submit additional information

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2

Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

700 Hollenbeck, C-2. Review additional items needed for complete SPR application.

797 Elmwood, C-V. Former CVS will become a Dollar Tree. Review conditions of past SPR.

174 West Main, CCD-M/Cascade URD. Review proposed replacement windows and cornice removal.